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Situated in one of the most select residential sections of One of the Oranges we have an Apartment of Fireproof and Soundproof Construction; Elevator Sorvice; Solarium and Promenade on Roof; Community Garage; Separate Maids' Quarters, togother with every convenience of the most Modern Apartment.

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High class elevator apartment.
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4 Rooms, \$85

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WANTED-\$2.509 building loan; will pay 20% per annum; safe garage proposition.

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HAVE assembled good garage plot, now covered with tenements; worth investigating by builders. Principals WOLFSON, 405 Lexington av. (42d st.)

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West st.

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FOUR story brownstone house, full lot, below 23d st., near Broadway. N 184 Herald, Herald square.
LOFT building, above 23d st., \$95,000; rentil \$20,000; possession. SHARUM, 170 B'way, 41 West 21st st.—Seven story office building; rats over \$20,000; price \$110,000; large income. SHARUM, 170 Brendway.

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1028 Park av.
American basement residence, just completed; immediate possession: \$100,000.
LEON S. ALTMAYER, 62 East 86th, or your own broker.

ATTRACTIVE, new, 4 story whitestone front
American basement residence; \$60,090; unusually cheap. LEON S, ALTMAYER, 60
East 86th. Brailly cheap. LEON S. ALTMAYER, 63 Fast 86th.

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BETWEEN 60th and 63d, East-Remodelle large dwelling into two six and eight root duplex apartments; attractive, inciting; excellent neighborhood; \$55,000, mortgage \$18,000; alx roots apt, thus just cented for five years, at \$3,000 per annum; will accept home as part payment in neighborhood, of Bronxville worth \$12,000, 130 Cikrewell av. Upper Montclair, N. J.

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PARK AV., 26d st.—Private dwelling, brooms, 2 baths, improvements; immediate possession. Box 101, 1315.36 av.

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A — S74 MANHATTAN AV. — A.

Near 116th st. elevated, subway stations.
Five stories, basement; all improvements:
each floor contains two apartments,
RENTAL 85,600.
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PRICE \$52,500.
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SURETY REALTY CO., 135 BROADWAY.
AMERICAN basement dwelling, West End,
less than ground value; immediate possession. PHONE SCHUYLER \$20.

HARGAINS, LARGE PROFITS.
Vicinity Broadway. 75th st. apartment house; rents \$12,200; price \$55,000.
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Corner elevator apartment house; rents \$15,700; price \$83,000.
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Large number of other bargains. Will pay you to investicate.

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BEST bargain in the Seventies; 4 stor restrence near 78th st. subway sacrifice at \$25,000, only \$5,000 cash, required. M. H.
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CHEAPEST high class dwelling on Riversid
Drive (maar 100th st.)—Four story apa-CHEAPEST high class dwelling on Riversia Drive (near 190th st.).—Four story are basement (low stoop), 25x100; has 18 rooms a medern bathronus; elegant residence; layout suitable for alteration; trunk elevator steam heat; price \$50,000; terms arranged immediate possession. E. C. H. VOGLEII. Amsterdam av., corner \$2d st. Telephore Schuyler 9141.

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RENT \$10,250. PHICE \$35,000.
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FOUR story English basement gray story dwelling, near the Frank, 17 rooms and 3 baths, to be soid at a sacrifice on easy terms.

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FOR SALE, PRIVATE DWELLING—368 West 90th st., 3 story brownstone dwelling; immediate possession. Inquire ESTATE OF CHAR. GULDEN, Phono Franklin, 5679.

FOUR story dwelling in the 800, near Cen-

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Two splendid new elevator buildings, 165
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